

**11409 97 Street  
Grande Prairie, Alberta**

**MLS # A2246742**



**\$399,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mountview                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.                                                            | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Garage Door Opener, Gravel Driveway, Oversized, Single Garage Detached, |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Pie Shaped Lot     |               |                   |

|                    |                                           |                   |                                                       |
|--------------------|-------------------------------------------|-------------------|-------------------------------------------------------|
| <b>Heating:</b>    | Exhaust Fan, Forced Air, Natural Gas      | <b>Water:</b>     | -                                                     |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Other, Tile   | <b>Sewer:</b>     | -                                                     |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -                                                     |
| <b>Basement:</b>   | Finished, Full                            | <b>LLD:</b>       | -                                                     |
| <b>Exterior:</b>   | Stucco                                    | <b>Zoning:</b>    | RG                                                    |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Garbage |
| <b>Features:</b>   | Laminate Counters, Open Floorplan, Pantry |                   |                                                       |

**Inclusions:** NA

**MOVE-IN READY!** Step into this beautifully renovated bungalow and feel instantly at home. From the moment you walk through the door, you'll be greeted by a warm, open-concept floor plan that's perfect for both everyday living and entertaining family and friends. The spacious kitchen offers ample cabinet space and overlooks your private, tree-filled backyard. The inviting living room, complete with a cozy wood-burning fireplace, flows seamlessly into a generous dining area—large enough to host gatherings with ease. New windows (2017) bathe the main floor in natural light. Here, you'll also find a comfortable primary bedroom, a second bedroom, and a full bathroom. The fully developed basement expands your living space with a large bedroom, game or family room, laundry area, wine room/cold storage, and an additional bathroom. Notable upgrades include: Flooring (2019) Paint (2019) Lighting updates Windows (2017) Appliances (2020) Attic insulation Shingles (2019) Furnace (2011) Basement carpet (2019) Exterior stucco (2019) Outside, enjoy a large yard with mature trees, a garden, and a single 18x24 garage with in-floor heat. All this on a quiet street, right across from a park and close to schools and shopping. If you're looking anywhere in the area, this home is a must-see! Book your showing today.